GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Kakinada Municipal Corporation - Change of land use from Residential use to Central Commercial use Zone to an extent of 1184.60 sq. mts. in S.No.80/3, 80/2 in Plot Nos. 13, 14, 15, 16 of L.P.No.44/81 of Ramanayyapeta, Kakinada as applied by Sri M. Ramachandra Raju – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.459 Dated:20.12.2017

Read the following:

1. From the DTCP, AP, Guntur, Lr.Roc.No.5325/2016/R1, Dt:12.01.2017.
2. Government Memo No.461568/H1/2017, MA&UD Department, Dt:11.04.2017.
3. From the DTCP, AP, Guntur, Lr.Roc.No.5325/2016/R1, dt:13.07.2017.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Department, Dt:30.06.2012.
5. Government Memo No.461568/H1/2017, MA&UD Department, Dt:31.07.2017.
6. Andhra Pradesh Extraordinary Gazette No.416, Part-I, Dt.31.07.2017.
7. From the DTCP, AP, Guntur, Lr.Roc.No.5325/2016/R1, Dt: .12.2017.

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ORDER:-

The draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.416, Part-I, Dt:31.07.2017. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Commissioner, Kakinada Municipal Corporation has informed that the applicant has paid an amount of Rs.47,400/- vide DD No.118342, Dt.26.05.2017 towards Development / Conversion charges. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Commissioner, Kakinada Municipal Corporation informed that the Kakinada Municipal Corporation has published the draft variation notification in one in New Indian Express in English version and one in Surya in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 21.12.2017.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Kakinada Municipal Corporation, Kakinada, E.G. District.

Copy to:

The individual through the Commissioner, Kakinada Municipal Corporation, Kakinada, E.G. District.
The District Collector, East Godavari District.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389, MA., dated:10.09.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in S.No.80/2, 3 of Plot Nos.13, 14, 15, 16 of L.P.No.44/81 of Ramanayyapeta, Kakinada to an extent of 1184.60 sq.mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential land use in the General Town Planning Scheme (Master Plan) of Kakinada Town, sanctioned in G.O.Ms.No.389, MA Dt:10.09.1975 is now designated for Central Commercial use by variation of change of land use basing on the Council Resolution No:48, dated:26.09.2016 as marked as “A to D” in the revised part proposed land use map bearing G.T.P. Map No.30/2017/R available in the Municipal Office of Kakinada Municipal Corporation, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencing of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 30’-0’’ wide C.C. Road.
East	:	Plot No.12 & 17 of L.P.No.44/81
South	:	Existing 30’-0’’ wide C.C. Road.
West	:	Existing 100’-0’’ wide B.T. Road (Pithapuram Road)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER